MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000283
Application type:	Full planning permission
Proposal:	Change of use from Use Class E (Office) to flexible Use Class E (Office) and/or Use Class F1 (Education/Training).
Site address:	Floor 6 Linley House Dickinson Street Manchester M1 4LF
Ward(s):	Piccadilly
Date application valid:	27 May 2026
Applicant name:	IJ Tours Limited
Agent (if any):	Miss Kate Wilson
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	30/06/2026

Description of site, building and/or area

The application site relates to the eight storey Linley House located off of Dickson Street. Linley House, a modernist roughly T shaped office block, dates from 1963 and features a façade of concrete, dark grey engineering brick and glazed curtain walling. The property underwent a façade rework to its ground and first floor that saw the creation of a new main entrance, approved under permission 131446/FO/2021. With the implementation of the aforementioned works, the property now features two entrances off of Dickinson Street, the most northerly providing dedicated access to the northern portion of the building, and the original southerly entrance providing access to its southern half. The site benefits from a large surface car park to the building's south and east, that also features an external bin store.

The application site lies in the heart of Manchester City Centre and on the northern edge of the Whitworth Street Conservation Area. The neighbouring street scene lies largely in commercial uses, comprising of various commercial retail units and office uses. The built environment is comprised of a variety of buildings of various age, height, design and materiality, with modern, post-war, Victorian and Georgian buildings being present in the locality.

Description of development

The application seeks planning permission for the change of use of part of the sixth floor of the application site from offices (Use Class E) to a flexible office and/or educational use (Use Class E and/or Class F1(a)).

The proposed use would utilise the site's existing external bin store for waste and recycling. The proposed occupier, IJ Tours, is an English Language School.

End users of the proposed use would have access to an existing basement cycle store and external cycle store.

Relevant planning history

131446/FO/2021 - Change of use of part of the third floor and all of the fourth floor from non-residential institution (Class F1-a) to offices (Class E-g) (part retrospective) – Approved November 2021.

127855/FO/2020 - External alterations to include installation of new entrances on Bloom Street and Dickinson Street, together with provision of new external cycle storage area, landscaping and planting and new external plant on roof of single storey building at southern end of site, and associated works – Approved January 2021.

103604/FO/2013/C2 - Change of use of the part fourth floor from offices (Use Class B1) to non residential institutions (Use Class D1) to allow extension of existing non residential teaching and training establishment with ancillary offices – Approved March 2014.

094199/FU/2010/C2 - Change of use from B1(office) to D1 (education and training facility) at 2nd, 3rd and part of 4th floor – Approved November 2010.

Consultation, notification and publicity responses

Publicity – A site notice was published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Environmental Health – No objections relating to hours of operation, hours of deliveries and servicing and waste management facilities.

Highways – Further information is requested on the location of waste and cycle storage facilities.

Relevant policies

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-Strat 1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:
- Policy DC18 – Conservation Areas

- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)
- Chapter 6 – Building a Strong, Competitive Economy
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (2025)
The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy for Waste

Assessment

Principle of the Development

The application would see the change of use of part of a mid-century office building into a flexible office and/or education use (Class E(g)(i) and Class F1(a)). It is understood that the office suite the proposal concerns has remained vacant for an extended period of time and the proposed occupier would assist in developing a desirable business that would then contribute further to the ongoing regeneration of the City Centre. It is also understood that due to the site's unique layout, featuring two entrances, that used for the proposed use would not infringe upon the majority of office occupiers within the building.

The proposed use would see the aforementioned space occupied, enabling the site to have a sustainable use moving forward, as well as allowing it to contribute to the City Centre's economy. Indeed, the use would allow educational training for those whose English is not their first language. Additionally, the nature of the flexible use applied for would allow the site to revert back to an office use should there be demand for it.

On this basis, it is considered the proposal would enable the occupation of part of a building that has struggled with occupancy rates for a number of years, thereby contributing to the City Centre's economy and improving local regeneration efforts. Therefore, the proposal accords in principle with Places for Everyone Plan Policy JP-Strat1 and JP-Strat2, and Core Strategy Policies SP1, EC1, EC2, EC3, CC1 and DM1 subject to the matters discussed below.

Residential Amenity

The application site as existing is in mixed use as offices and educational services (Class E(g)(i) and Class F1(a)). Neighbouring uses are primarily commercial. Environmental Health do not object to the proposal subject to conditions relating to opening hours and hours of servicing.

It is considered that the noise level differences between the existing office use and flexible office/education use are so slight, especially given the proposed occupier being an accountancy training school, that any impact on neighbouring amenity would be considered to be negligible. Furthermore, the proposed operating hours are not known to be vastly different to that of existing operations and thus no such condition will be attached in the event of the approval. In light of this,

it is considered that the development is acceptable in this regard and shall only be conditioned so as to control the hours of servicing. Subject to such conditions, the development accords with Core Strategy Policy DM1, Saved Unitary Development Policy DC26 and the National Planning Policy Framework.

Visual Amenity & Heritage

No external alterations are proposed on site. Therefore, the development would not have a material impact on the appearance of the local street scene nor the setting or significance of the neighbouring Whitworth Street Conservation Area, Stevenson Square Conservation Area, and the Grade II listed buildings that neighbour the site, which are 113-119 Portland Street, Langley Buildings, 2 Harter Street, 104 Bloom Street, Former Electricity Power Station and St James Building. The proposal therefore is acceptable in this regard and accords with Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, Places for Everyone Plan Policy JP-P2, the Framework and the Planning (Listed Building and Conservation Areas) Act 1990.

Highway Safety

The application site is located in a highly sustainable location, lying within walking distance of bus, tram and rail infrastructure. The applicant has confirmed cycle stores are available for use on site. In the event of an approval, planning condition would require that the end users of the proposed use have access to The store at all times in order to promote sustainable forms of transport. No car parking facilities are proposed as part of the development, though car parking is available on site. Highways do not object to the proposal but did request further information in relation to the cycle storage facilities present on site. The applicant has confirmed that cycle stores are available within the basement and externally as well. In light of this information, the proposal is acceptable in this regard and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The proposed use would utilise the site's existing waste and recycling store that is situated within the property's surface car park. Highways, have requested further information on the store's location, though supporting information received with the development makes clear that it is located to the northern end of the site, against the rear boundary of 113-115 Portland Street. Environmental Health do not object to this arrangement subject to a condition that would require the development to adhere to the proposed waste management arrangements. Subject to such a condition, the development is acceptable in this regard and is in accordance with Core Strategy policies EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC9, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, the National Planning Policy for Waste, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Recommendation: Approve

Conditions attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

   · CF577-MSL-XX-XXX-DR-A-00000 Revision PL1: Location and Site Plan

   · Level 06: Floor Plan (Dated February 2026)

   · Covering Letter (Prepared by Sixteen; Dated 27/01/2026)

   · Operational Management Strategy (Prepared by International House)

   · 2026 Waste Audit and Waste Strategy (Prepared by Savills)

   · Waste Management Strategy Proforma

   Received by the City Council as Local Planning Authority on 11/05/2026.

   Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

   - 07:30 to 20:00 - Monday to Saturday
   - 10:00 to 18:00 - Sunday and Bank Holidays

   Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

4) The flexible office and/or educational use hereby approved, shall store and present its waste and recycling in accordance with the following documents:

   · 2026 Waste Audit and Waste Strategy (Prepared by Savills)

   · Waste Management Strategy Proforma

   Reason – In the interest of securing adequate and safe waste and recycling facilities in accordance with Core Strategy Policy EN19 and DM1, and the National Planning Policy Framework.

5) The application site shall be used for office and/or education use (Class E(g)(i) and/or Class F1(a)), and for no other purpose (including any other purpose within Class E or F1 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

6) The end users of flexible Class E (Office) and/or Use Class F1 (Education/Training) hereby approved, shall have access to the cycle storage facilities present on site at all times for the lifetime of the development.

Reason - In the interest of promoting sustainable forms of transport in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk.